

Meeting of the Board of Directors of the Neptune House Owners Association

April 5, 2024

The Board of Directors (the "Board") of the Neptune House Owners Association (the "Association") met telephonically by conference call at 7:30 a.m. on Friday, April 5, 2024. Members Mark Morrissette, Steve Smith, Phil Totino and Monica Warek were in attendance (Member Cheryl Moore was unable to attend). Also in attendance were Secretary Chris Lindgren, Resort Manager Samantha Disotell, and Justin Smith of VRI Americas (VRI).

Administrative Items

President Phil Totino congratulated Steve Smith and Monica Warek on their election as Directors and welcomed them to the Board. Phil reiterated that Directors serve without any compensation and must always act in the best interest of the owners.

The Board then proceeded to the election of Association officers for the upcoming year. Upon motion duly made and seconded, the Board voted to reelect Phil Totino as President, Mark Morrissette as Treasurer, and Chris Lindgren as Secretary of the Association to serve until the next election of officers.

President Phil Totino noted that the minutes of the Board's February 9, 2024 meeting had been approved earlier by emailed consent.

Upon motion duly made and seconded, the Board then voted to approve the minutes of the Annual Owners Meeting held on March 30, 2024, as circulated in advance to the Board members.

The Board reviewed owner comments and suggestions at the March 30 Annual Owners Meeting, noting that the meeting went well with positive owner feedback. Phil indicated that he would respond to those owners who had made suggestions for enhancing resort revenues.

The Board agreed to meet during the following 12-month period, from 7:30 a.m. until 10:00 a.m., on each of September 13 and December 6, 2024, and February 7 and April 4, 2025, and at such other times as may be necessary to address items that arise between those regularly-scheduled meetings. The Board decided to hold the next Owners Meeting in-person on March 29, 2025 from 10:00 a.m. until noon in Mystic, Connecticut, in accordance with the Board's earlier decision to hold an in-person meeting every three years. Justin Smith indicated that he would contact possible venues in Mystic to determine availability and pricing.

Operations Review

Phil reviewed the Status Report as of March 29, 2024, summarizing the status of projects on the resort's Repair and Maintenance Project List and Five-Year Property Improvement Plan, as well as marketing, rental and sales activities and the resort's financial status. Resort Manager Samantha Disotell reported on the status of building code compliance measures underway as required by the State Fire Marshal and the replacement of the sewer line from Building A to the town main.

Phil reported that rental bookings in spring and fall are tracking well so far. To further stimulate demand, he suggested posting a brief notice about spring availability directed to the Block island Facebook group, as it appears that businesses are allowed to post there once a week (The Block island Facebook group has more than 34,000 members). He also asked Samantha and Justin to work with our

marketing contractor to resume monthly email messages to people whose names are on the Interest List captured and maintained by the resort's website.

Phil indicated that our financial position as of the end of February is looking good. He also noted that, as of the end of March, owners had paid approximately 35% of the special assessment due May 31, which is on track with expectations.

Budget and Policies

Justin reported that the resort's insurances, other than property insurance, had been renewed through broker The Armstrong Company effective April 1 without changes to the policies. He indicated that VRI is working with both The Armstrong Company and RogersGray to secure proposals for property insurance coverage once the current coverage ends on May 31.

Phil indicated that the 2025 budget, to be determined by the Board at its September meeting, could include an increase in maintenance fees of as much as 8%, depending upon the size of any increase in property insurance premiums.

Agenda Items for Next Meeting

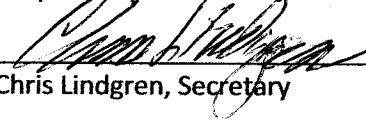
Phil indicated that, at its September 13 meeting, the Board will review a proposed 2025 budget and consider any changes to the resort's Assessment, Billing and Collection Policy.

Executive Session

Justin Smith left the meeting. The Board members then met in executive session with Secretary Chris Lindgren and Resort Manager Samantha Disotell present, during which the Board discussed amounts due to the Association from VRI due to improper charges.

Following the executive session, the meeting was adjourned at 9:19 a.m.

Respectfully submitted


Chris Lindgren, Secretary